

DALE A. CALLAWAY, CHAIRMAN
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Sussex County Board of Adjustment

AGENDA

June 19, 2017

7:00 P.M.

Call to Order

Pledge of Allegiance

Approval of Agenda

Old Business

Case No. 11961 – Faith United Methodist Church Inc. seeks a special use exception to operate a Homeless Shelter (Section 115-23 of the Sussex County Zoning Code). The property is located on the southeast corner of Lewes-Georgetown Hwy (Rt. 9/404) at the intersection with Church St. 911 Address: 19940 Church St., Lewes. Zoning District: AR-1. Tax Map: 334-5.00-215.00

Case No. 11962 – Jill & June Cicierski seek a variance from the height requirement for fences, a special use exception to operate a commercial dog kennel, and a special use exception for a garage/studio apartment (Section 115-23 and 115-185 of the Sussex County Zoning Code). The property is located on the northeast side of Gravel Hill Rd. (Rt. 30) approximately 754 ft. southwest of intersection of Gravel Hill Rd. (Rt. 30) and Neptune Rd. (SCR 251). 911 Address: 16808 Gravel Hill Rd., Milton. Zoning District: AR-1. Tax Map: 235-25.00-4.10

Case No. 11963 – Edward C. & Ruth G. Jackson seek a variance from the front yard setback (Section 115-34 of the Sussex County Zoning Code). The property is located on the north side of Beach Ave. approximately 644 ft. east of Coastal Hwy. (Rt. 1). 911 Address: 17 Beach Ave., Rehoboth Beach. Zoning District: MR. Tax Map: 334-23.06-72.00

Case No. 11965 – James D. & Jennifer A. Sherlock seek a variance from the rear yard setback (Section 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the northeast side of Linden Dr. approximately 568 ft. east of Sycamore Dr., Angola By the Bay. 911 Address: 22923 Linden Dr., Lewes. Zoning District: AR-1. Tax Map: 234-11.16-50.00



Public Hearings

Case No. 11969 – Sterling Crossing Condominium Association, Inc. seeks a community-wide variance from the separation requirement between buildings (Section 115-188 of the Sussex County Zoning Code). The property is located at Old Landing Rd. (Rt. 274) approximately 374 feet southwest of Airport Rd. 911 Address: Cobalt Way, Rehoboth Beach. Zoning District: AR-1. Tax Map: 334-12.00-123.02

Case No. 11970 – James and Robin Coleman seek variances from the separation requirement between units (Section 115-172 of the Sussex County Zoning Code). The property is located at the north side of Fisherman Rd. approximately 110 feet southwest of Seafarer Rd. 911 Address: 35287 Fisherman's Rd., Millsboro. Zoning District: AR-1. Tax Map: 234-30.00-6.00-44573

Case No. 11971 – Patricia A. Barthelmess seeks variances from the minimum lot size requirement (Section 115-34 of the Sussex County Zoning Code). The property is located at the east side of Lagoon Lane approximately 150 feet southeast of Bay Haven Rd. 911 Address: 37735 Lagoon Ln., Ocean View. Zoning District: MR. Tax Map: 134-8.00-140.04 & 140.05

Case No. 11972 – D & A Brittingham Family Limited Partnership seeks a special use exception to place a billboard (Sections 115-80, 115-81, 115-159.5, and 115-210 of the Sussex County Zoning Code). The property is located at the east side of Coastal Highway (Rt. 1) northbound at Broadkill Rd. (Rt. 16). 911 Address: Not available. Zoning District: C-1. Tax Map: 235-8.00-83.00

Case No. 11973 – Jeffery and Jacqueline Martini seek a variance from the rear yard setback (Sections 115-42 and 115-183 of the Sussex County Zoning Code). The property is located at the south side of Canal St. approximately 600 feet west of Erie Ave. 911 Address: 38335 Canal St., Ocean View. Zoning District: GR. Tax Map: 134-13.00-1175.00-73

Case No. 11974 – Eugene D. Smith seeks a variance from the minimum lot width requirement (Section 115-25 of the Sussex County Zoning Code). The property is located on the west side of Sapp Rd. (Rt. 208) approximately 308 feet southeast of Cedar Beach Rd. (Rt. 36). 911 Address: 20474 Sapp Rd., Milford. Zoning District: AR-1. Tax Map: 330-7.00-55.00

Case No. 11978 – Steven Conway seeks variances from the front yard setback (Sections 115-42 and 115-182 of the Sussex County Zoning Code). The property is located at the northeast side of Chippewa Ave. approximately 570 feet north of North Ave. 911 Address: 28339 Chippewa Ave, Millsboro. Zoning District: GR. Tax Map: 234-34.00-81.00-6694

Case No. 11979 – Paul Licciardello seeks variances from the front yard, side yard, and rear yard setbacks (Sections 115-25, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located at the northwest side of Bridgeway Dr. East approximately 291 feet southwest of Woodland Cir. 911 Address: 32761 Bridgeway Dr. East, Lewes. Zoning District: AR-1. Tax Map: 234-11.20-210.00

Case No. 11980 – Pentecostal Church of God of Lincoln, Inc. seeks variances from the side yard setback and a special use exception to use a manufactured home type structure for an office (Sections 115-23, 115-25, and 115-210 of the Sussex County Zoning Code). The

property is located at the northeast side of Bethesda Rd. (Rt. 326) approximately 1,580 feet south of Doe Bridge Ln. 911 Address: 27071 Bethesda Rd., Millsboro. Zoning District: AR-1. Tax Map: 133-11.00-40.01

Case No. 11981 – CMF Tidewater Landing, LLC seeks a special use exception to use a manufactured home type structure as an office (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located at the northeast side of Robinsonville Rd. (Rt. 277) approximately 3,000 feet northwest of Webb's Landing Rd. 911 Address: Robinsonville Rd., Lewes. Zoning District: AR-1. Tax Map: 234-6.00-975.00

Board of Adjustment meetings can be monitored on the internet at
www.sussexcountynj.gov.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 30, 2017, at 9:20 a.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

Revised: June 6, 2017 (to add Old Business Case No. 11961, 11962, 11963, and 11965)

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